

Amendments to the Madison Multi-Family Development



Proposed Amendments

- Amend development special use permit #2007-0005 for an adjustment in mix of uses, small increase in floor area, open space & building design enhancements and other minor amendments;
- Reduce the number of parking spaces;
- Amend the TMP.

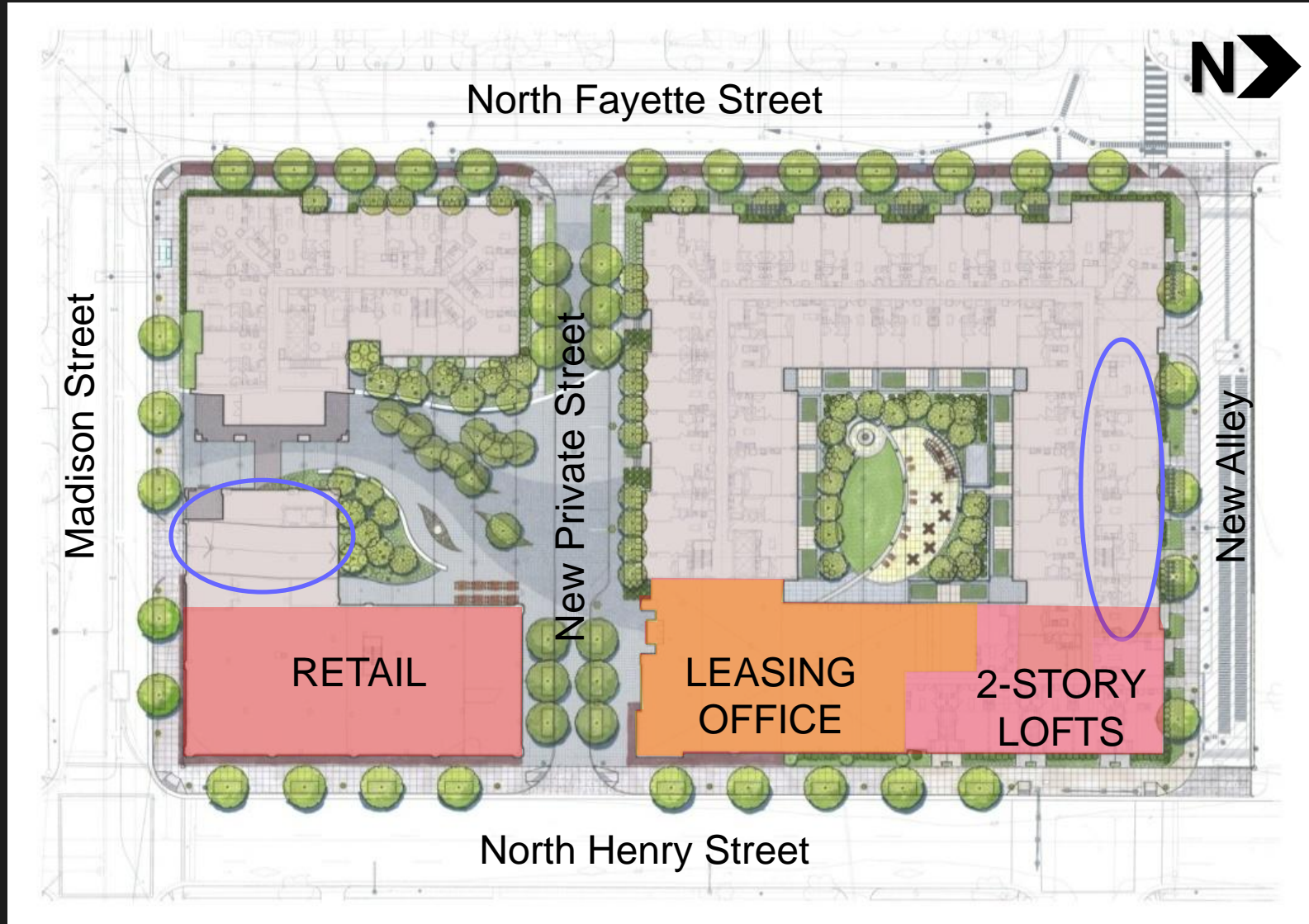
Location and Background



Land Use Mix Amendments

Proposed Land Use Amendments		
Use	2008 Approval	Proposed Amendment
Residential	344 units	360 units
Retail	23,620 sq. ft.	9,672 sq. ft.

Land Use Mix Amendments



Land Use Mix Amendment

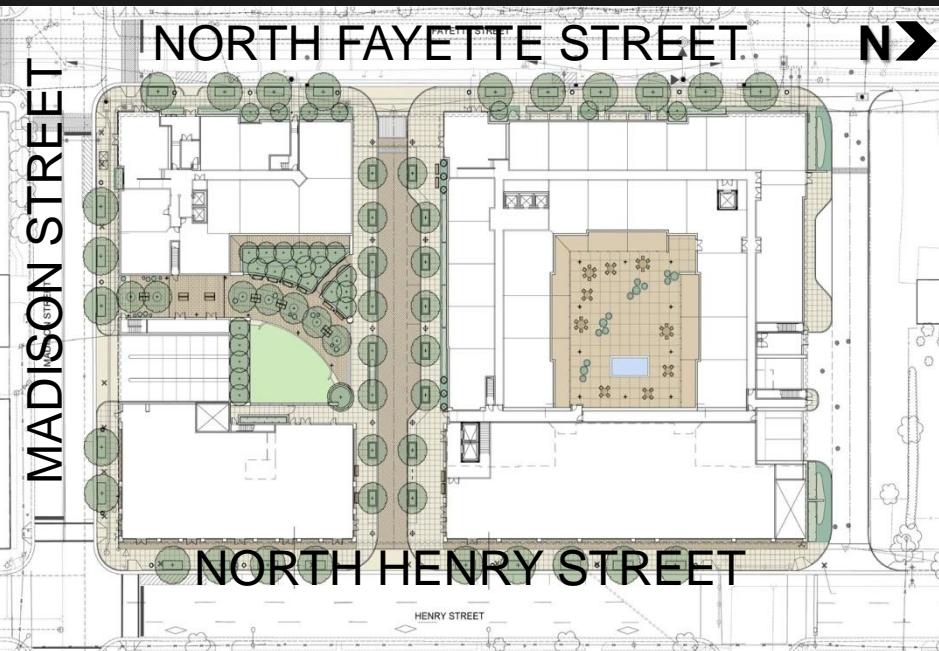


North Henry Street looking south
First Floor Retail and Activity Space

Open Space Enhancements

- Increase in open space
- Roof top amenity space
- Increase in green space

- Fine tuned details
- Rail line incorporated
- Northern Alley



2008 Site Plan



Proposed Site Plan

Open Space Compliance

Proposed Open Space				
	Ground level	Rooftop	Total	Total Required by Zoning Code
Square feet	32,636	12,645	45,280	45,240
Percent of total site area	29%	11%	40%	40%

Building Enhancements



Fayette Street looking north

Aspects Not Changing:

- Footprints of two buildings;
- Mass & scale;
- Height & number of stories;
- Variety in building styles.



Madison Street Elevation

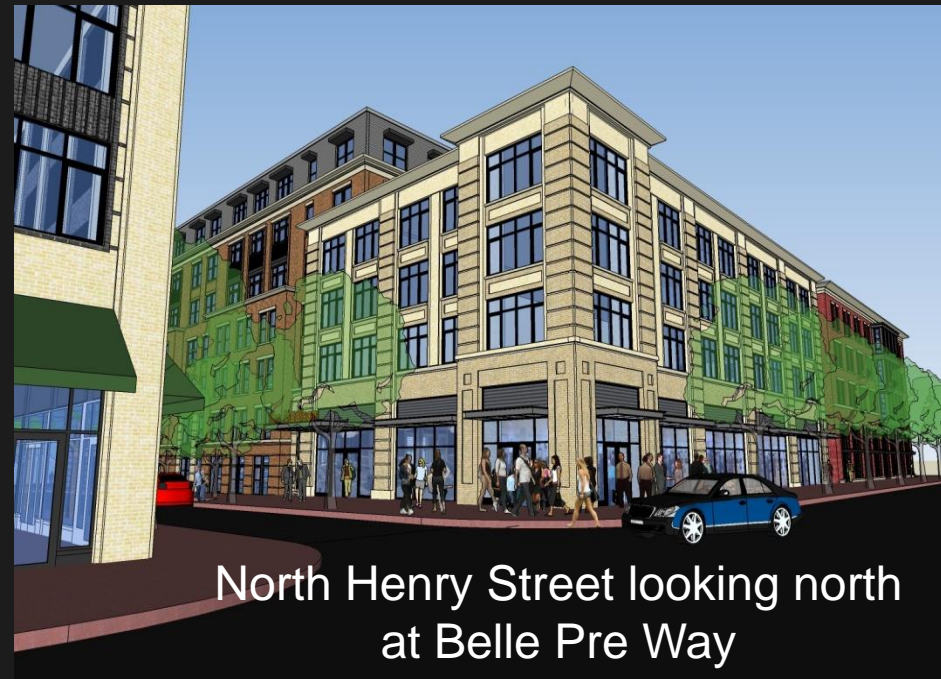
Building Enhancements



North Henry Street looking south

Proposed Enhancements:

- Refinements to design details;
- Compliance with the bulk/plane setback;
- Green Building certification.



North Henry Street looking north
at Belle Pre Way

Parking Reduction

- Reduction from 561 spaces to 464 spaces;
- Proposed parking ratio of 1.05 spaces per dwelling unit;
- Provision of 15% visitor parking spaces;
- Closer conformity to the parking standards established in the Braddock Road Metro Small Area Plan.

Parking Reduction

Proposed Parking Amendment				
Parking	Code Requirement	Braddock Metro SAP Recommendations	Proposed Amendment	2008 Approval
Residential	517	360	378	430
Retail	44	25	29*	86
Visitor	0	57	57	0
TOTAL	561	439	464	521

*Includes 11 on-street spaces on Fayette Street and 4 on-street spaces in the new private street

TMP Amendments

- Since 2008 City has been updating entire TMP program;
- Program changes include:
 - Greater coordination between adjoining TMPs;
 - Making triggers & fees more equitable;
 - Ties funding of TMPs more closely to SOV goal reduction.

TMP Amendments

- Thus, the following changes are proposed to the Madison TMP:
 1. Reduce the TMP contribution from \$200 - \$80.00 per/occupied unit;
 2. Establish an administrative fee for non-compliance of TMP reporting.

Conclusion & Requested Actions

- Development Special Use Permit with Site Plan to amend previous approval;
- Transportation Management Plan Special Use Permit;
- Parking Reduction Special Use Permit; and,
- Amendments to conditions for consistency and updating.

Recommendation

Approval with Conditions

